

Please complete all GREEN areas. Attach additional sheets and appropriate documentation if required.

Date:	4/17/2025	Agenda Item #:	
From:		Topic:	Re-Zoning
Narrative: (Briefly describe the topic. Please include background information when appropriate.) Would like to rezone lot #01011590 to allow for additional area to build proposed building. C-2 allows for less setback from the road.			
Desired Outcome: (Briefly describe the desired outcome, e.g., Council Action, Funds Appropriation, etc.) Re-zone to C-2			
Funding Requirement: (Indicate the anticipated funding requirement.)			
Amount: \$	0.00	Source of Funding:	na
Submitting Member Contact Info:			
Name:	Ask Tammy	Email:	
Phone (H):		Phone (C):	

NOTE: Agenda items should be transmitted through the City Clerk and should be submitted by EOD on Friday in advance of the following Thursday's City Council Meeting.

Subject: Rezoning Request for 302 Weaver Road – C-1 to C-2

Dear Members of the Planning and Zoning Commission,

I am writing to formally request a meeting on April 11, 2025, at 3:00 pm to rezone the property located at 302 Weaver Road from its current designation of C-1 (Neighborhood Commercial) to C-2 (General Commercial). This request is being made in support of a new construction project intended to expand the availability of storage units in the area and establish a small office to support the operation.

The existing C-1 zoning limits the scale and nature of commercial developments, which presents challenges for accommodating the full scope of our proposed project. Rezoning to C-2 would allow for the necessary flexibility to construct a modern storage facility with enhanced capacity, as well as a professional office space to serve customers and manage operations effectively.

Thank you for your time and service.

Sincerely,



Tammy Roberts

Community Development Director

City of Bloomfield

tammy.roberts@cityofbloomfield.org

Bloomfield Planning & Zoning Meeting
Friday, Apr 11, 2025 at 3:00 pm
Bloomfield City Hall

AGENDA

- I. Call to Order
- II. Approve Agenda
- III. Public Comments
- IV. New Business
 - A. Discuss and Decide on Re-Zoning Parcel #01011590 from Commercial District 1 to Commercial District 2
- V. Adjournment

*This meeting will address and consider the approval of rezoning 302 Weaver Road from C-1 (Commercial District 1) to C-2 (Commercial District 2) to accommodate storage units with an office.

City of Bloomfield Zoning Request Application

Date: 3-26-25

I (We) Janine Dohm of 18435 Alpine Ave.
Mailing Address
Unionville, Ia 52594 respectfully for a determination on the

following request:

- a) Rezoning from C1 to C2
- b) Special Use Permit for _____

The relevant Section of the Bloomfield Zoning Ordinance is 165.10

Remarks/Basis for Request: Reduce Setbacks

The premises affected is located at Lot North of 220 Weaver Rd.

Complete Legal Description 2469 14 N 135' N PT NE SE

Owner(s) of Real Property Janie + Katrina Dohm

Has any previous application been filed for these premises? Yes (No)

What is the applicant's interest in this real property? Owner

Plans for real property use/improvements/modifications: Construction/Contractors
office + Business

I have read the foregoing and know the contents therein to be true and correct:


Applicant Signature

\$100 fee.

302 Weaver Rd

Owner: Dohm

Parcel #: 01011590

Note: Only one signature will be accepted per address.

[illegible]

165.10 C-2 COMMERCIAL CENTRAL BUSINESS DISTRICT. This District is intended only as the Central Business District of the City, and no property shall be zoned C-2 Commercial unless it lies adjacent to property zoned C-2 Commercial as a part of the Central Business District. Off-street parking and loading facilities and building setbacks are not required in this district to provide for intensive development of the land. Off-street parking facilities should be provided by the City or by private enterprise as a business. In the C-2 District, the following uses and regulations shall apply, except as may be provided in other sections of this chapter:

1. Permitted Uses. Principal permitted uses in the C-2 District are as follows:

A. Any use permitted in the C-1 commercial district, except for properties located within the Bloomfield Courthouse Square Commercial District as established by Section 24.12 of the Code of Ordinances of the City of Bloomfield. For properties within the Bloomfield Courthouse Square Commercial District, that portion of the First Floor (being the street level) of any building facing the square may only be used for authorized and permitted retail, wholesale and service business as defined in Section 165.10(1)(B) or as allowed by Section 165.23(2)(A), (C), (D) or (F). Residential uses of property within the Bloomfield Courthouse Square Commercial District shall be limited to the rear portion of the building (which may not exceed 50% of the square footage of the First Floor of the building). Uses of upper floors in the Bloomfield Courthouse Square Commercial District may include residential uses without any percentage restriction and may overlook the square but are otherwise subject to the limitations of this Section. Any residential use in the Bloomfield Courthouse Square Commercial District shall have a separate exterior entrance to the residential portion not located on the Street facing the square. *(Ord. 671 – Feb. 13 Supp.)*

B. Any retail or wholesale business and service business including the following uses:

Automobile body and fender repair shop, provided the same complies with any and all State and Federal rules or regulations relating to environmental requirements and certified by OSHA.

Automobile, truck, farm machinery and mobile home sales and repair.

Bakeries.

Ballrooms and dance halls.

Bicycle and motorcycle shop - sales and repair.
Billboards - off-site signs.
Billiard parlors and pool halls.
Bookbinding.
Candy or confections manufacturing.
Clothes dry cleaning.
Commercial parking lots.
Electric substations.
Household equipment repair shops.
Laundry.
Lawn mower repair shop.
Office building.
Plumbing shop.
Monument sales and engraving.
Packaging of candy, confections and/or frozen foods.
Printing and/or publishing business.
Repair and storage garages.
Sheet metal shop.
Sign painting shop.
Taverns with Class B beer permits.
Tire repair shops.

- C. See Section 165.23(2) of this chapter for special uses.
2. Accessory Uses. Accessory uses in the C-2 District include the following:
- A. Accessory uses permitted in the C-1 District.
- B. Accessory uses and structures customarily incidental to any permitted principal use.
- C. Any exterior or roof sign, provided such sign does not project more than 12 feet above the roof line.
3. Building Height Limit. Building height limit in the C-2 District shall be four stories but not exceeding 60 feet.
4. Lot Area. Minimum lot area in the C-2 District shall be as follows: for a dwelling and any building containing any dwelling units – same as in R-3 District; no requirement for any other building.
5. Lot Width. Minimum lot width in the C-2 District shall be as follows: for a dwelling and any building containing any dwelling units – same as in R-3 District; no requirement for any other building.
6. Front Yard Depth. Minimum front yard depth in the C-2 District shall be as follows:
- A. Dwellings – same as R-3 District.

- B. Other permitted uses – none required.

When fronting on the proposed right-of-way of a major thoroughfare shown on the official major thoroughfare plan, the front yard shall be measured from the proposed right-of-way line.

7. Side Yard Width. Minimum side yard width in the C-2 District shall be as follows:

A. Dwellings – same as R-3 District.

B. Other uses – none required except adjacent to an R District, in which case, not less than 15 feet.

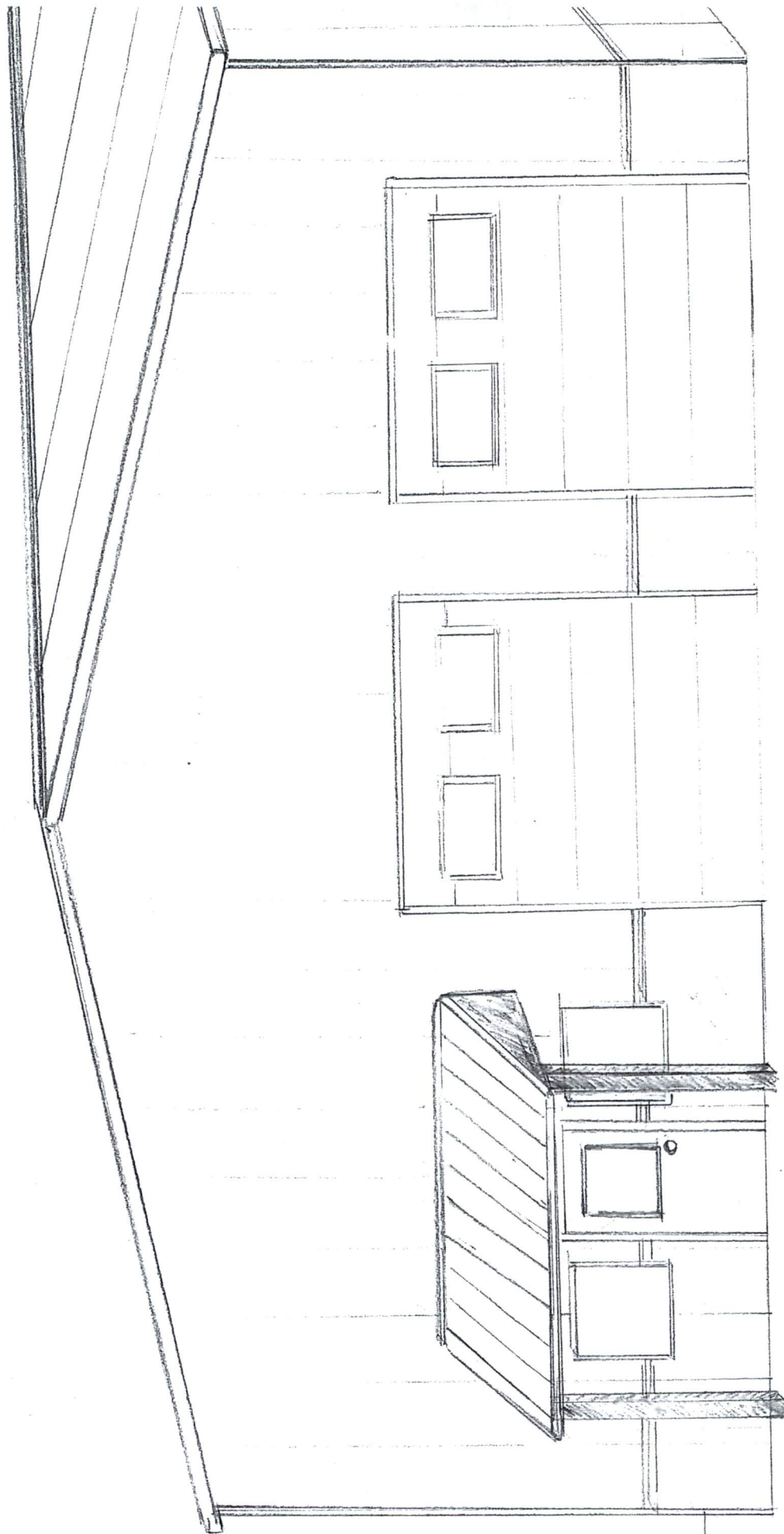
8. Rear Yard Depth. Minimum rear yard depth in the C-2 District shall be as follows:

A. Dwellings – same as R-3 District.

B. Other permitted uses – none required, except when the rear lot line is immediately adjacent to the side lot line of a lot in an R District, in which case not less than 15 feet.

9. Exceptions. For exceptions in a C-2 District, see Section 165.23.

10. Off-Street Parking. For off-street parking requirements in a C-2 District, see Section 165.13.



↑
N

Hwy
63

C2

C1

25'

60'

Building

105'

Existing
Driveway

Storage unit

Carwash

Vacuum